

## Variance Report Added On : 06-10-2024

Joshua House		
Added By: Nilsa Reyes	Status: Approved	
Month: April	Year: 2024	
Income for Month: \$377,975	Budgeted Income for Month: \$391,776	Favorable (Unfavorable) Income Variance: -\$13,801
Expense for Month: \$205,174	Budgeted Expense for Month: \$192,902	Favorable (Unfavorable) Expense Variance: -\$12,272
NOI Favorable (Unfavorable) Variance for Month: -\$26,073	NOI Favorable (Unfavorable) Variance YTD: \$754	
Occupancy for the Month: 96%	Occupancy Budgeted: 95%	
<div>Summary:</div> <div>Joshua House</div> <div><b><u>April 2024</u></b></div> <div>NOI Favorable: - \$ 12272.00</div> <div>Income unfavorable: -\$ 13801.00 Primarily due to: market rent, late charge income, court fees, damages, laundry &amp; vending, Telecom, NReyes discount coded to local employer, recovery bad debt less than anticipated budget for April.</div> <div>Expense unfavorable: -\$ 12272.00 Primarily due to: payroll audit reclass for periods 04/05-04/19/2024;moved maintenance staff off of 135, mgmt fees were slightly over budget, adversitising- 2 Zillow Lead @ \$ 650.00 per lead - 6 AptList # \$ 600.00 per lead; eviction cost, sometiming of invoices for software</div> <div>April 2024 Occupancy: 96.36% April 2023 Occupancy: 95.82%</div> <div>Projected occupancy for May: 95.44 %</div> <div>Move outs: May (12) June (9) July (9)</div> <div>Capital Projects:</div> <div>Hallway Painting</div> <div>Hallway Flooring</div> <div>HVAC Systems for B Building - in progress</div> <div>Exterior Fencing for B Building - in progress</div> <div>Plank/Quartz ongoing</div> <div>Laundryroom tile floors</div> <div>L Bldg New roof</div> <div>SafeLock- to begin</div>		
Uploaded Variance Excel: <a href="#">View Variance Report Excel</a>		
Uploaded Market Comp Excel: <a href="#">View Market Comp Excel</a>		

